

Brownfields and Sustainability

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Brownfield Definition

“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or **potential** presence of a hazardous substance, pollutant, or contaminant.”*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).

Brownfields in the U.S.


- Estimated 450,000 to 1 Million sites
- 5 million acres of abandoned industrial sites in U.S. cities – roughly the same amount of land occupied by 60 of the largest U.S. cities

U.S. Department of Housing and Urban Development

What are Brownfields?



Brownfields in KS

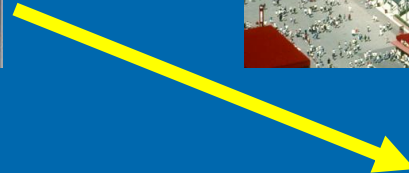
- Abandoned gas stations
 - Abandoned grain elevators
 - Former manufacturing facilities
 - Properties next to rail lines
 - Former school buildings
 - Residential properties next to industrial facilities
- 








Revitalization – but how?



Effect of Brownfields Law

The Brownfields Law expanded EPA's assistance by providing new tools for the public and private sectors to promote **sustainable** brownfields cleanup and reuse.



EPAs Brownfields Program

- Brownfields Assessment Grants
(\$200,000-\$350,000/site):

Site inventory, environmental assessment,
planning, community outreach

- Brownfields Cleanup Grants
(\$200,000/site):

Site remediation

EPAs Brownfields Program

- Brownfields Revolving Loan Funds
(\$1Mio/entity):
Capitalization of loans used to remediate sites
- Brownfields Job Training Grant
(\$200,000):
Environmental training for residents of brownfields communities

2008 EPA Grant Funds

- EPA received 845 grant applications nationally
- 314 applications were funded
- \$74 Mio = Total amount of funding for 2008

- 2005 –total \$76.7 Mio
- 2006/2007 –total of \$72 Mio/ea.

Federal Programs: the "Laundry List"

Federal Financial Assistance Programs That Can be Applied to Brownfield Redevelopment Activities

Loans

- EDA's Title IX (capital for local revolving loan funds)
- HUD funds for locally determined CDBG loans and "floats"
- EPA capitalized brownfield revolving loan funds
- SBA's microloans
- SBA's Section 504 development company debentures
- EPA capitalized clean water revolving loan funds (priorities set/ programs run by each state)
- HUD's Section 108 loan guarantees
- SBA's Section 7(a) and Low-Doc programs

Grants

- HUD's Brownfield Economic Development Initiative (BEDI)
- HUD's Community Development Block Grants (for projects locally determined)
- EPA assessment pilot grants
- EDA Title I (public works) and Title IX (economic adjustment)

Grants (continued)

- DOT (various system construction and rehabilitation programs)
- DOT's transportation and community system preservation (TCSP) pilot grants
- Army Corps of Engineers (cost-shared services)

Equity capital

- SBA's Small Business Investment Companies

Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs (through 12/31/05)
- Historic rehabilitation tax credits
- Low-income housing tax credits
- Industrial development bonds

Tax-advantaged zones

- HUD/USDA Empowerment Zones (various incentives)
- HUD/USDA Enterprise Communities (various incentives)

SMARTe

- Sustainable Management Approaches and Revitalization Tools Electronic
- SMARTe is a web-based decision support tool to assist brownfield revitalization stakeholders in the **development and evaluation of future reuse scenarios** for potentially contaminated sites.
- <http://smarte.org>

SMARTe (www.smarte.org)

SMARTe - Sources of Money - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address <http://beta.smarte.org:8888/smarte/smartresource/money.xml?page=1>

Google Search Web Search Site Options

Y! Search Web Pop-Up Blocker NEW Toolbar Update Shopping Mail My Yahoo! Games Basketball

Intro to Revitalization ▶
Future Land Use ▶
Project Participants ▶
Community Involvement ▶
Environmental Issues ▶
Economic Analysis ▶
Sources of Money ▶
Liability ▶
Other ▶

SOURCES OF MONEY

- ▶ Overview
- ▶ **Financing Resources**
- ▶ Public Financing
- ▶ Private Financing

PRACT. Best Practices Tools Tutorial PDF this page

Sources of Money [Feedback](#)

Next

Overview [Feedback](#)

As mentioned previously, liability is the main barrier to revitalization and reuse. Developers need financing to conduct revitalization; however, there are many potential liabilities associated with a property that can create barriers. Different financing strategies may be appropriate at different stages in the revitalization process, and a combination of strategies may be necessary to meet the financing demands of projects.

The following subsections discuss a variety of financing strategies currently used in site revitalization, including subsidized low interest loans, revolving loan funds, public grants, informational and advisory services, liability assurances, financial assurances, and legislative reforms.

Financing Resources Tools [Feedback](#)

- [Financing Resources](#)

Next
Top


MY PROJECT

- ▶ Results
- ▶ Revitalization Plan Outline

<http://beta.smarte.org:8888/smarte/smartresource/a-financing.xml?mode=ui&topic=financialresources> Internet

Overall Goal of Brownfields Redevelopment

The return of abandoned, idled, and underused properties to sustainable reuse and thereby preventing the creation of new Brownfields and consumption of Greenfields.

A decorative graphic consisting of several sets of concentric circles in a lighter shade of blue, resembling ripples in water, located in the bottom right corner of the slide.

Greenfields



Benefits of Brownfields Revitalization

- increases local tax bases
 - facilitates job growth
 - utilizes existing infrastructure (cost savings)
 - takes development pressures off of undeveloped, open land
 - reduces urban sprawl
- 

Benefits of Brownfields Revitalization (cont.)

- preserve neighborhoods
- mitigates blight and improves community image
- addresses and mitigates public health and safety concerns
- improves and protects the environment



Skate Park in Independence, KS



Orphan Train Depot, Concordia

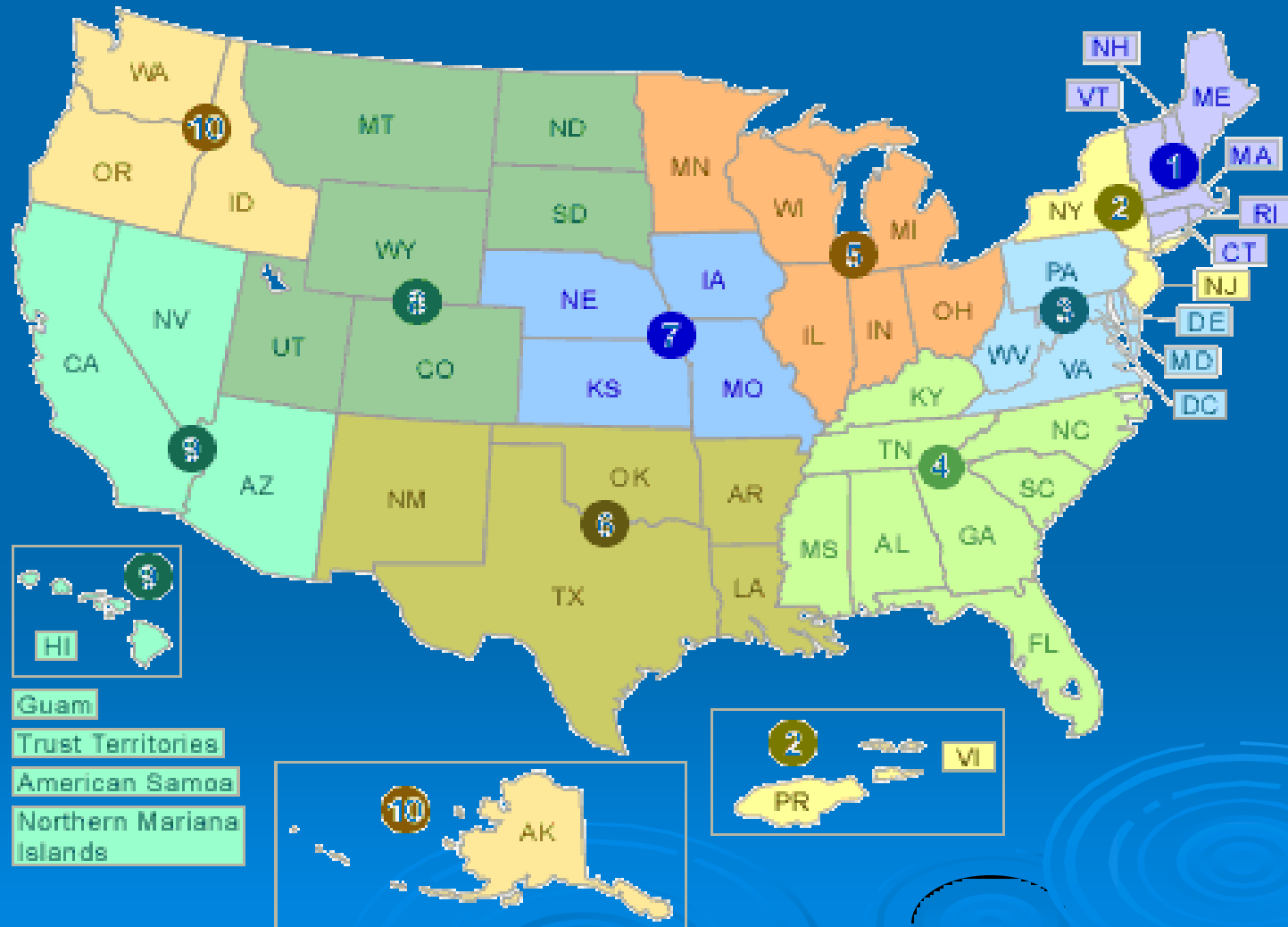


Technical Assistance to Brownfield (TAB) Communities

- A national program
- Funded by EPA
headquarters via grants to 4
different entities
- **Free** to communities
- K-State assists communities
in EPA Regions 5 and 7



EPA Regions



TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager
- May include:
 - Help identifying funding sources for revitalization projects
 - Review of EPA and other grant applications
 - Help finding a consulting firm
 - Review of project plans, technical reports
 - Assistance with community outreach
 - Other assistance, as needed and agreed upon
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability

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Community Outreach

- Redevelopment Planning



Environmental Education

- Workshops



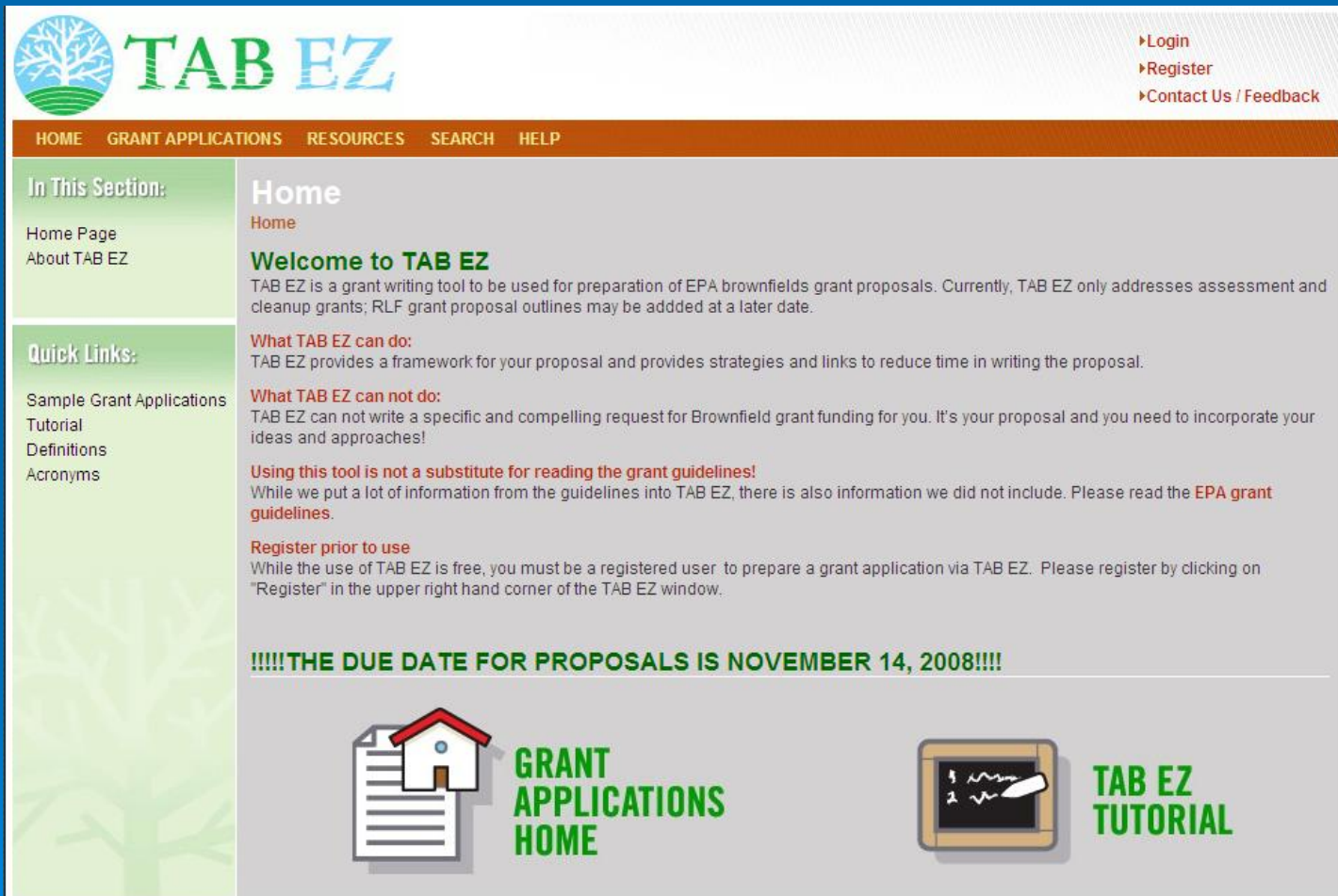
Technical Presentations

- Community Meetings



Special Projects

Web - based software: TAB EZ



The screenshot shows the TAB EZ website interface. At the top left is the TAB EZ logo, which consists of a stylized tree icon and the text "TAB EZ". To the right of the logo are navigation links: "Login", "Register", and "Contact Us / Feedback". Below the logo is a horizontal menu with the following items: "HOME", "GRANT APPLICATIONS", "RESOURCES", "SEARCH", and "HELP".

The main content area is divided into two columns. The left column has two sections: "In This Section:" with links for "Home Page" and "About TAB EZ"; and "Quick Links:" with links for "Sample Grant Applications", "Tutorial", "Definitions", and "Acronyms". The right column is titled "Home" and contains the following text:

Welcome to TAB EZ
TAB EZ is a grant writing tool to be used for preparation of EPA brownfields grant proposals. Currently, TAB EZ only addresses assessment and cleanup grants; RLF grant proposal outlines may be added at a later date.

What TAB EZ can do:
TAB EZ provides a framework for your proposal and provides strategies and links to reduce time in writing the proposal.

What TAB EZ can not do:
TAB EZ can not write a specific and compelling request for Brownfield grant funding for you. It's your proposal and you need to incorporate your ideas and approaches!

Using this tool is not a substitute for reading the grant guidelines!
While we put a lot of information from the guidelines into TAB EZ, there is also information we did not include. Please read the [EPA grant guidelines](#).

Register prior to use
While the use of TAB EZ is free, you must be a registered user to prepare a grant application via TAB EZ. Please register by clicking on "Register" in the upper right hand corner of the TAB EZ window.

!!!!!!THE DUE DATE FOR PROPOSALS IS NOVEMBER 14, 2008!!!!

At the bottom of the page, there are two large buttons. The left button is labeled "GRANT APPLICATIONS HOME" and features an icon of a house on top of a document. The right button is labeled "TAB EZ TUTORIAL" and features an icon of a chalkboard with a piece of chalk.

Special Projects

- Des Moines, IA GIS-based redevelopment properties web site



Atchison, KS





Kansas City Terminal Railway



Kansas City Terminal Railway



Springfield, MO



Springfield, MO



Contact Information

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Web site: <http://www.engg.ksu.edu/chsr/outreach>